

Maury Island Site
Planning Advisory Group Meeting notes

November 14, 2012:

ATTENDEES SIGNED IN

PAG Members

Lu-Ann Branch

John Gerstle

Craig Harmeling

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Technical Advisors

Tom Dean

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Connie Blumen

Greg Rabourn

Scott Snyder

Joe Van Hollebeke

6:00 PM Welcome/Introductions

6:05 PM Overview of Agenda

6:10 PM Site Reclamation, Shoreline and Critical Area Requirements

REFERENCE: Handout distributed by Randy entitled “Maury Island Park: Surface Mine Reclamation Requirements” which summarized state and county reclamation requirements (RCW 78.44 and KCC 21A.22) and code provisions related to Critical Areas (KCC 21A.25) and Shoreline (KCC 21A.24) code requirements.

Overview from Randy Sandin, Interim Program Manager, Resources and Residential Product Section, King County Department of Permitting and Environmental Review.

- **Reclamation Regulations(as influenced by the Critical Areas Ordinance and storm water issues)**

- Reclamation put the property back into a post-mining use. This usually is forestry, though it could also be a subdivision or a retail center. Re-establish the vegetation, soil stability and water drainage patterns for final usage. The State sets the standards:
- Create more natural landforms.
- Add topsoil, replant.
- Reduce slopes, create more natural drainage.
- Remove mining structures.
- Water quality, water retention considerations.
 - The State can delegate these standards onto local government—subject to local standards. The local government has to provide written assurances to the State that the project will be finished. This can be waived depending on the final use. A developmental proposal must be included in the Reclamation Proposal.
 - The regulations with the greatest effects:
 - Zoning.
 - Critical Areas.
 - DNR requirements for the removal of the dock pilings.
 - This must all be coordinated with the State.
- Note: Parks are allowed in all zoning areas.

- **Usage in the Shoreline/Critical Areas**

- Meant to be more passive types of use, such as biking, hiking, and camping. —However, no camping structures, restrooms, parking or storm water ponds are allowed within the 200' setback (Aquatic Area Setback). —Otherwise a Shoreline Use Permit will be required.
 - **Access Road notes:**
 - Could restore road back to original size, but would still need to develop storm water systems.
 - Would have to address water quality elements (an example would be putting in a grass-lined ditch). Reclamation is driven by what (types of use) is planned for.
 - **Access Road for parking access:**
 - Minimum size (from fire regulations) is 20' wide—to accommodate emergency vehicles.
 - A turn-around (150') radius is needed.
 - (Question): Is there an exception for roads in a rural area? -There are ways to get adjustments to the standards.
 - (Question): Forest Service Roads have one lane with turnouts, would this work in this situation? Possibly, it depends on what the intended use of the road is.
 - (Question): Could the road go to the water? -It would have to stop at the shoreline zone, 200', which is the ordinary high-water mark. Trails can be within this area.

Note: There are exceptions to the process that could apply. You need to look at the designation of the site (which is 'natural').

- **Steep Slopes:**

- (Question): What are the requirements (to address them)? -Re-slope to establish vegetation and to stabilize the slope (at 2:1). To accomplish this, you can use alternative methods: put in fencing, create engineered slopes (terrace), and establish thicker vegetation. Reshaping the slopes could be accomplished with smaller equipment.

- **Structures:**

- (Question): Can they be kept? -Considerations: Is it safe? What is it to be used for? If they are kept for visual purposes only, it may not be a big deal. Is it part of the Park Plan?
- (Question): Would they (the towers) need to have fencing around them? At Gasworks Park people are blocked from most of the structures. -The answer would have to be addressed as part of the development plan.
- (Question): Would fencing have to be around a tower fall zone (the area around a tower that would contain a tower if it fell)? -Parks would have to keep people off of the structures and determine if the structures were sound.
- (Question): Can the metal pilings stay? -This is up to the State, as they were part of the permit condition of the grant; the creosote pilings have to go
- (Comment): The pilings get a lot of use; boats tie up to them and boats with divers tie up to them.
- (Question): Would a re-zone change flexibility? -Does not appear offer any differences.

- **Camping:**

- The use is allowed. The Health Department requires water and sewer.
- (Question): Regarding Forest Service type of restrooms, is that considered a structure? Would these kick-in requirements from the Fire Code? Need more research. A sani-can could work.
- (Question): Regarding Water Trails-with human-powered craft, would Parks require a permit? Develop a specific area for this use.

7:00 PM Specific Recommendations for Restoration (as a component of the Management Plan):

- Pull-out invasives, plant native trees.
- Get rid of the concrete structure (north-east) on the beach.
- Work around use areas.
- Add trails.
- There are many great view areas; these need to be expanded or the number of them increased. These can be developed over time; the details are not needed now.
- Remove poison oak.
- Remove scotch-broom and blackberry.

- (Question): Can there be more madrone? -If you open up areas, the madrone will seed-in naturally. On both islands, madrone is being phased out by firs; out-competed.

7:25 PM Follow up Issues on Recreation Uses:

- **Hunting:**
 - Currently not allowed on King County Parks' property with the exception of Island Center Forest (due to its prior history with State DNR). There are bigger hurdles with this site; more steps.
 - (Comment): Twenty acres of the site was DNR and okay for hunting (This is referring to Dockton Forest Leased). The mining company allowed hunting; but this was allowed on private land.
 - It will be noted that this will be an issue that will be talked about later.
- **Dogs:**
 - (Comment): As a horse rider, I am okay with dogs as long as the owner is with the dog and it is under control all of the time.
 - (Comment): Horses can get spooked by people.
 - (Comment): The Islands needs a dog place.
 - (Comment): Dockton Forest is a perfect place for dogs.
 - (Comment): Island Center Forest has 100% more use now due to the (improved) trails.
 - (Question): Is there more use in Dockton Forest?
 - (Staff Response) -No, other PAG members agreed.
 - (Comment): Seems like there could be an area for dogs.
 - (Question): An area or a trail?
 - (Staff Response) King County Parks will soon have the ability to designate other areas for a dog park or voice control on trails once the draft ordinance amending Parks Rules in KCC Title 7 is approved by Council (expected Summer 3013). The door is open for further discussion. King County could have a recommendation to have a trial project.
 - (Comment): This is a rural area, not a dog park.
 - (Comment): Don't want a fenced-in area.
 - (Comment): this is a mixed-use site.
 - (Question): Is there consideration for (ground nesting) wildlife?
 - (Comment): With more development there could be more issues.
 - (Comment): The plateau area would work well for dogs.
 - (Comment): Don't like the dog-park idea.
 - (Comment): Has a problem with dogs; though owns dogs
 - Comment): Create an awareness of wildlife—not to disturb.
 - (Comment): There is a problem with dogs out wandering around while their owners are not home.

This subject will need further discussion.

7:45 PM Other Comments and Questions about Plan:

- (Question): With more people and use, how does the plan get modified?
- (Staff Response) The plan is expected to have a 5 year window so technically would be reviewed and amended at that time. There is also a possibility of amending it sooner should a larger issue arise that would dictate that. We try to balance the language in the plan to allow for some flexibility to recognize need for adaptive management. However if new proposals would require soil disturbance, if they were not addressed in the plan Ecology would have to approve them since this plan is driving Ecology's Cleanup Plan.

7:50 PM Other miscellaneous comments:

- Need to hear from the group about other issues and considerations.
- (Comment): The Maury Island Site is harder to get to. Island Center Forest is more centrally located.
- (Comment): Need signs on the beach for No Campfires.